WARRANTY DEED

Record & Return to
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 12/13/06 13:59 2 pgs
Fees:13.00 Taxes:2405.00

20061213-0153800

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 650,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF December 2006

Notary Public

MY COMMISSION EXPIRES: 8-9-09
(AFFIX SEAL)

M. L. HICKERNELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY TENN.

THIS INSTRUMENT WAS PREPARED BY
Samuel F. Anderson, Suite 230, 392 Harding Place, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Eric N. Ericson (NAME)	(NAME)	MAP 144-10
2312 Chickering Lane (ADDRESS)	OWNER (ADDRESS)	PARCEL 21
Nashville, TN 37215 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, Arenna Lee Gibbons

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Eric N. Ericson, Jr. and wife, Tricia Ericson

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 41 on the Plan of Chickering Valley as of record in Book 2331, pages 121, 122 and 123, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at a point in the northeasterly margin of Chickering Lane at the corner of Lots 41 and 43; thence with the line between said lots, northeasterly 561.3 feet to a point; thence easterly 298 feet to a corner of Lot 66; thence with the line between Lots 41 and 66, southerly 127.6 feet to a corner of Lot 39; thence with the line between Lots 39 and 41, southwesterly 705 feet to the margin of Chickering Lane; thence with the margin of said Lane, northwesterly 170 feet to the point of beginning.

Being the same property conveyed to Arenna Lee Gibbons by deed from William D. Gibbons of record in Book 9979, page 510, Register's Office for Davidson County, TN.

William D. Gibbons joins in this conveyance to convey any interest he may have as the husband of Arenna Lee Gibbons.

Subject to restrictions of record in Book 2542, page 25, said Register's Office.

CONTINUED

unimproved ( )
This is improved (X) property, known as 2312 Chickering Lane, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 6th day of December, 2006

Arenna Lee Gibbons

Arenna Lee Gibbons

William D. Gibbons

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Arenna Lee Gibbons and William D. Gibbons

the bargainor S, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that t~~s~~he executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 6th day of December 2006.

Commission expires 1/24/09

SAMUEL F. ANDERSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

STATE OF TENNESSEE
COUNTY OF

Before me, _____ a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon _____ oath(s) acknowledged _____ to be the _____ and _____ respectively of the _____ the within named bargainor, and corporation, and that _____ as such _____ and _____ being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said _____ as such _____, and attesting the same by the said _____ as such _____.

Witness my hand and official seal at office at _____ on this the _____ day of _____ .

My commission expires _____

_____
Notary Public

Legal Description Continuation

This conveyance is subject to any and all existing easements of record and to all matters shown on the plan of record in Book 2331, pages 121-123, said Register's Office.

The legal description is the same as the previous deed of record